

TOWNSHIP OF LOWER MERION

Building & Planning Committee

Issue Briefing

Topic: Commercial Zoning

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Date: March 22, 2019

I. Action To Be Considered By The Board:

The Board will review the commercial sections of the draft Zoning Code. No formal action is required by the Board at this time, but any direction provided will be incorporated into the draft Zoning Code.

II. Why This Issue Requires Board Consideration:

The Board of Commissioners must adopt Zoning Code amendments in compliance with the Pennsylvania Municipalities Planning Code.

III. Current Policy Or Practice (If Applicable):

The Zoning Code update is part of a multi-year effort to synchronize the Township's land use codes (Zoning, Subdivision & Land Development, Natural Features and Stormwater Management) to implement the goals and recommendations of the 2016 Comprehensive Plan.

IV. Other Relevant Background Information:

This is a workshop meeting to prepare for the advertisement and adoption of a comprehensive update to the Township's land use codes. Staff proposes that the draft Zoning Code be evaluated/calibrated to ensure that it meets the following overarching goals of the Comprehensive Plan:

1. Align the standards with Land Use and other relevant recommendations;
2. Promote the desired form and pattern of the built environment; and
3. Create a user friendly, publicly-accessible document.

Vibrant commercial districts are integral to a successful suburban community. Traditionally located along public transit nodes and heavily traveled streets, suburban commercial districts are a natural extension of their immediate neighborhoods. They provide shopping destinations, and amenities for residents and help offset the local tax burden. Although just four percent of Lower Merion's land area is comprised of commercial use, the commercial areas contribute approximately 26 percent of the Township's general fund revenue through real estate taxes, business privilege taxes, local service taxes, real estate transfer taxes, and commercial license/permit revenues. The Comprehensive Plan recommendations focused on enhancing the viability of existing commercial areas through appropriate Zoning Code amendments. (<https://www.lowermerion.org/home/showdocument?id=13726>).

Review of Commercial Zoning Standards

The commercial area zoning has evolved since the enactment of the first Zoning Code in 1927, which included one Business District and an Industrial District. Over the years the commercial area zoning has evolved to address the unique characteristics of the Township's 13 distinct commercial areas, resulting in six commercial zoning districts, two commercial overlay districts and one industrial district (View Table 1: Commercial Area Zoning Districts).

In 1996 the Township developed economic development policies to stem disinvestment and enhance the appearance and functionality of the Township's commercial areas. One strategy involved updating commercial zoning to incorporate streetscape and design standards and mixed-uses with a goal of reducing auto-dependency and encouraging residential development to promote feet on the street. The draft Zoning Code furthers the Township's economic policy by extending form standards throughout the Township and removing the auto-oriented Commercial C1 and C2 zoning districts.

Table 1: Commercial Area Zoning Districts		
Zoning District	Zoning District Name	Sub-District
ASDD	Ardmore Special Development District	ASDD-1
		ASDD-2
BMV*	Bryn Mawr Village District	BMV-1
		BMV-2
		BMV-3
		BMV-4
CAD*	City Avenue District: Regional Center Area	CAD-RCA
	Bala Cynwyd Retail	CAD-BCR
	Bala Village	CAD-BV
CL	Commercial District	-
C1	Commercial District	-
C2	Commercial District	-
M	Manufacturing & Industrial District	-
OVERLAY DISTRICTS		
MUST	Mixed-Use Special Transportation District	-
ROHO*	Rock Hill Overlay District	-

* These Districts will be incorporated as Special Districts in the new Zoning Code.

The consultant team reviewed and refined the commercial area zoning districts using information from their Synoptic Survey of existing conditions, a Retail Market Analysis, best practices, and stakeholder interviews. This information guided the development of new standards. The general commercial districts have been translated into three new zoning districts: Village Center (VC), Town Center 1 (TC1), and Town Center 2 (TC2). Two of the overlay districts (MUST and ROHO) were replaced with zoning district classifications. Properties in the MUST District are rezoned as either VC or TC1. The ROHO Overlay District becomes a standalone special district, SD3 – Rock Hill Road District (RHR). An equivalency chart is provided at the end of this document illustrating how the existing zoning districts have been recategorized (view Exhibit A). The location of the zoning districts is highlighted in the attached Zoning Maps (view Exhibit B).

Geographically specific areas that have received additional and specific attention in urban design plans and regulations were incorporated whole cloth into the new code as Special Districts. The Special Districts for commercial areas include:

- SD3 – Rock Hill District (RHR) – Previously Rock Hill Overlay District (ROHO)
- SD4 – Bryn Mawr Village District (BMV)
- SD5 – City Avenue District (CAD)

Zoning Code amendments that have been made to these Special Districts since October 2018 will be incorporated into the final draft of the Zoning Code. The Special Districts will also include minor edits

to ensure consistency with the rest of the Zoning Code. These amendments/edits are not reflected in the recently distributed draft dated March 6, 2019.

The following Articles are most applicable to the Committee's review of commercial zoning districts:

- Article 3 - General to Districts
- Article 4 - District Specific Standards
- Article 5 – Uses
- Article 6 – Special Districts (SD3, SD4 and SD5)
- Article 8 - Parking Standards

Consistency of Draft Code with Commercial Land Use Recommendations

The following recommendations of the Comprehensive Plan are directly applicable to the commercial zoning districts:

- **LC1** Revised zoning should reflect existing commercial land use and provide appropriate controls for residential properties, such as appropriate buffers and design standards to ensure the orientation of commercial activities away from residences.
- **LC4** Revise commercial zoning, where applicable, to ensure proper placement of buildings to promote appropriately scaled commercial buildings fronted by an attractive, pedestrian-friendly streetscape.
- **LC6** Develop appropriate bulk and setback controls to achieve desired form for each commercial area.
- **LC7** Develop design standards to promote traditional Village/Downtown/Main Street character.

What the Draft Zoning Code Does and Why

Enhanced Form/Density Standards

In the VC and TC1 District, the front yard setback standards in the draft Zoning Code require new buildings be located close to the street, which will create a consistent street wall and enhance the pedestrian environment.

Architectural Design Standards

The architectural standards in Article 3 regulate the permitted building materials and storefront configuration to maintain and enhance the visual appearance of the commercial areas. Flat or low-sloped roofs in commercial districts will be required to have a white finish, a green roof, or be topped with a walkable surface as a sustainable measure to reduce the heat island effect in the commercial areas.

Parking

The parking standards have been consolidated and simplified. Overall, the commercial parking standards are generally consistent with existing provisions. The shared parking tables from the existing Zoning Code that currently only apply to specific commercial areas have been incorporated into the overall parking standards. The shared parking requirements are based on demand and use and result in improved functionality and “right-sized parking” in commercial areas.

What the Draft Zoning Code Does Not Do and Why

Special Districts

The draft Zoning Code does not include significant changes to the Special Districts. While the Bryn Mawr Village District has a thoroughly considered master plan with coordinated standards, the Rock Hill Overlay District (ROHO), and City Avenue Districts (CAD) would benefit from updated plans moving forward. The standards for ROHO and CAD include many components such as incentive bonus tables and illustrations and instructions with location measures, that were too specific to fit into the more generally applicable sections of the Zoning Code. Staff and the consultant team concluded that due to the complex nature of these sections, they should stay as they are for the time being, maintaining the embedded vision that produced them until a master plan can be undertaken to update them.

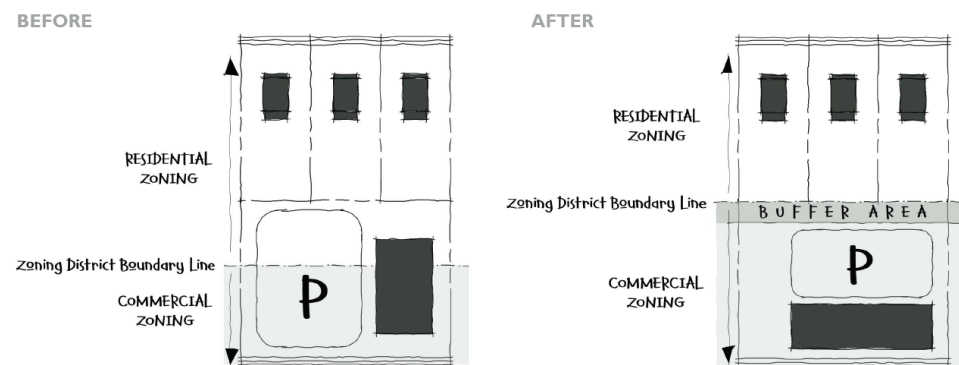
Policy Discussion Topics

Split Zoning

The proposed zoning maps eliminate a majority of the split zoned properties in the commercial areas. The intent is to have the property zoned as it is used on the ground currently, then provide the appropriate buffers along the rear and side property lines of the commercial use. If the TC or VC zoned property abuts a property zoned LDR, MDR1 or MDR2 the lot shall include a buffer of 20 feet in width. It should be noted that the current draft only requires a buffer adjacent to LDR properties, but staff is recommending that buffers also be provided adjacent to MDR1 and MDR2 properties. Properties that abut an LDR, MDR1 or MDR2 district on the opposite side of the railroad would be required to include a 15-foot buffer. Abutting properties also include properties across a street or alley, if they were on the rear or side of such property. The incorporation of the abutting provisions allows the development to be site specific and appropriate. This is consistent with Comprehensive Plan recommendation LC1.

LC1 Revised zoning should reflect existing commercial land use and provide appropriate controls for residential properties, such as appropriate buffers and design standards to ensure the orientation of commercial activities away from residences.

FIGURE 5.35 IMPLEMENTATION OF RECOMMENDATION LC1



The existing Zoning Code has allowed boundary tolerance extensions of 50 feet by right and a total of 100 feet by special exception. The commercial use extension was limited to vehicular parking and buffer plantings beyond the initial 50 feet extension. In most cases, the previously split zoned properties fell

within these 100 feet limits and would have been permitted to extend the commercial zoning. The new zoning code removes the boundary tolerance provisions to limit “commercial creep” into neighborhoods. The draft Zoning Code also includes improved design guidelines, maximum setbacks for buildings, and establishes primary frontage standards, which requires that a certain portion of the lot frontage be occupied by a building.

Staff has received public input expressing concerns regarding specific areas where existing split zoned properties have been perceived by the adjacent properties as a protection from further encroachment of the commercial uses into the residential neighborhoods. The extent of the commercial zoned properties in the draft Zoning Code have been refined, and in most cases, lessened in residential neighborhoods.

Areas of consideration include:

- Wynnewood Shopping Center
 - Current Zoning: Commercial C1/Residence R7 (along Cloverhill Road)
 - Proposed Zoning: Town Center TC2/Medium Density Residential MDR1 (along Cloverhill Road)
 - Staff recommendation: Maintain split-zoning along Cloverhill Road to protect the adjacent neighbors from future commercial development.
 - The MDR1 District allows single-family dwellings, twins, duplexes, and quads and would provide a meaningful transition between the commercial area and surrounding residential neighborhood. The current R7 zoning allows multifamily dwellings, including apartments, so the proposed zoning enhances the protections for the residences along Cloverhill Road.
- Ruby’s Lot, Suburban Square (Intersection of Anderson Avenue and Montgomery Avenue)
 - Current Zoning: Commercial C1 & MUST (along Anderson Avenue)/Residence R7
 - Proposed Zoning: Town Center TC1 (along Anderson Avenue)/Medium Density Residential MDR3
 - Staff recommendation: Maintain commercial zoning along Anderson Avenue and residential zoning along Montgomery Avenue.
 - The Ruby’s lot is actively used for parking by Suburban Square as well as commuters, but the land is underutilized. Future commercial development along Anderson Avenue could create a unified streetscape, while maintaining the residential zoning along Montgomery Avenue could provide a smooth transition from the adjacent residential uses.

Mapping

The commercial area mapping was directly translated from the existing Zoning Map. Since the initial draft Zoning Map was released in October staff has refined the Zoning Map based on conversations with Commissioners, residents, business owners and stakeholders.

Town Center 2 (TC2) District

The TC2 District incorporates standards to accommodate traditional auto-oriented strip shopping centers, allowing new buildings to be located farther from the street with parking in front of the building.

The TC2 District is very limited and extends from the properties on the south side of Lancaster Avenue from Chatham Road to Old West Wynnewood Road, and the properties on the south side of East

Wynnewood Road from Lancaster Avenue to Williams Road. The existing apartment complexes along this corridor are zoned MDR3. Staff recommendations are as follows:

- Revise the TC2 District standards as follows to transform and improve this corridor:
 - Limit height to three-stories (consistent with VC).
 - Increase the Primary Frontage to 70% (consistent with VC).
 - Increase the minimum front yard to 12 feet (consistent with VC).
 - Decrease the maximum front yard setback to 15 feet (consistent with VC).
 - Require an active storefront (consistent with VC and TC1).
- Expand the TC2 District boundary along Lancaster Avenue, in areas which are presently shown as VC if the revisions above are incorporated.
 - Staff feels that revising the district standards as noted above will address the concerns about the desired form along this corridor. The VC District zoning category is more appropriate for smaller, neighborhood commercial areas, such as Manoa Road and Gladwyne.
 - Staff also notes that automobile uses are not permitted in the VC District, yet this area is home to several car dealerships.

Adjacency/Setbacks

The commercial zones of TC1 and VC do not include any rear yard setback requirements in the draft Zoning Code. Staff recommends incorporating adjacency requirements for rear property lines as well as side, which are included in the draft code. The notes would be expanded to state, “or equal to the abutting zone, whichever is greater”. The LDR and MDR districts require a 25-foot rear yard setback, which would be required when a commercial property abuts these districts. The buffer requirements discussed above would also be required.

In the TC1 zoning district buildings may be five-stories in height provided a step back of 15 feet is provided above the third-story. Staff recommends that the height be further limited when the property is adjacent to an LDR, MDR1, or MDR2 residential zoning district to a three-story (40 feet) maximum height limit.

Automobile Uses

Automobile uses (auto sales and repairs) are allowed in both TC Districts, but not in the VC District. The TC1 District generally includes the heart of Ardmore, which is home to many retail businesses and restaurants and is one of the most walkable areas in the entire community.

Staff recommends limiting automobile uses to the TC2 District, which would include the area from West Old Wynnewood Road to Church Road. This area already includes several successful car dealerships, including Toyota, Nissan, and Audi. Subject to improving the form standards, this type of use is appropriate in this area.

Office Uses

The consolidated use charts include all types of offices (medical, professional, etc.) under one heading. Office uses are restricted to upper floors in the VC Districts. The intent of the restriction was to ensure that the streetscape was lively and pedestrian-friendly. Similar provisions exist under the current Zoning Code. However, staff met with property managers over the past several months, who indicated that the upper floor restriction is not practical. Desirable tenants, such as CHOP, have elected to lease space

outside of the Township, while storefronts in Lower Merion have remained vacant. Staff recommends that all offices be required to have active storefronts, but that they not be limited to upper floors only.

Big Box Retail Regulations

The Comprehensive Plan included a recommendation to limit the number of big-box stores. Due to the built-out nature of the Township's commercial areas, redevelopment and the demolition of existing structures would be necessary to accommodate new big-box stores. This single-use type of development also generates automobile traffic, which would compound congestion on roadways. The ASDD-2 District included a provision that limited the size of new construction to 6,000 square feet per building to limit big-box development and to encourage the renovation of the existing building stock.

This topic was discussed at length at the Civic Engagement Committee meeting. Terrence Foley, the Executive Director of the City Avenue Special Services District, mentioned that additional regulation is not necessary, because the buildings will already be required to be located closer to the street and big-box retailers will refuse to occupy a location that does not have parking in front of the building. Planning Commissioner Scott France stated that in some cases a big-box retailer could bring benefits to the community and that standards could be drafted to require that any big-box development include a mixed-use component. Staff recommends developing standards to lessen the negative impact a big-box development could have by either increasing the parking standards for these auto-oriented uses or placing a cap on the size of new single-use commercial buildings.

Residential Uses in Commercial Zoning Districts

Article 5 of the draft Zoning Code lists quads, rowhouses, and multifamily buildings as permitted uses in the VC and TC Districts. Staff recommends limiting residential uses in the VC and TC Districts to multifamily units on the second story and above to create ground floor retail spaces and more walkable commercial areas. Pedestrians are more likely to walk where there are activated storefronts, rather than blank walls or vacant spaces.

Drive-Through Facilities

The existing Zoning Code includes several provisions to regulate and limit the number of drive-through facilities in the Township. They are currently only allowed in the C1- and C2- commercial districts. The reason drive-through facilities are tightly regulated is that they lead to the creation of numerous curb cuts, increase potential vehicular conflicts, and negatively impact pedestrian safety. The draft Zoning Code maintains the regulations in the Special Districts, but includes very few limitations in the VC, TC1 and TC2 commercial districts. Staff recommends the draft Zoning Code be amended to include regulations to limit the installation of additional drive-through facilities in the Township's commercial areas.

Commercial Areas in Historic Districts

Three of the commercial areas, Ardmore, Gladwyne, and parts of Haverford, are located in designated historic districts. The historic districts have defining architectural characteristics. The draft Zoning Code includes architectural standards (155-3.9) that apply to new construction in all districts visible from the public way. Additionally, design guidelines have been included as an appendix to the Zoning Code for properties located in Historic Districts. Please view Exhibit C: Historic Districts at the end of this document.


V. Impact on Township Finances:

This discussion will have no immediate impact on Township finances.

VI. Staff Recommendation

Staff recommends the Building & Planning Committee provide feedback on the commercial sections of the draft code and the topics in this Issues Briefing. A summary of staff recommendations is listed below:

- Expand the buffer standards to require a buffer between TC or VC zoned properties and properties zoned MDR1 or MDR2.
- Maintain split-zoning on the Wynnewood Shopping Center property. Designate the area along Cloverhill Road as MDR1 to protect the adjacent neighbors from future commercial development and the remainder of the lot Town Center TC2.
- Maintain split-zoning on the Ruby's Lot (Suburban Square). Designate the area along Anderson Avenue Town Center TC1 and remainder of the lot along Montgomery Avenue as MDR3.
- Revise the TC2 District standards as follows:
 - Limit height to three-stories (consistent with VC).
 - Increase the Primary Frontage to 70% (consistent with VC).
 - Increase the minimum front yard to 12 feet (consistent with VC).
 - Decrease the maximum front yard setback to 15 feet (consistent with VC).
 - Require an active storefront (consistent with VC and TC1).
- Potential expansion of the TC2 District boundary along Lancaster Avenue in areas which are presently shown as VC.
- Incorporate adjacency requirements for VC and TC rear property lines, so that they would be equal to the abutting zone to enhance the distance between commercial buildings and adjacent residential properties.
- Further limit the height in the TC1 zoning district to three-stories (40 feet) when the property is adjacent to an LDR, MDR1, or MDR2 residential zoning district.
- Limit automobile uses to the TC2 District.
- Allow office uses on the ground floor of all VC and TC districts, provided that they have active storefronts.
- Develop standards to lessen the negative impact a big-box development could have by either increasing the parking standards for these auto-oriented uses or placing a cap on the size of new single-use commercial buildings.
- Limit residential uses in the VC and TC Districts to multifamily units on the second story and above to create ground floor retail spaces and more walkable commercial areas.
- Develop standards to restrict future drive-throughs in VC and TC districts.

 <p>Village Center</p>				<p>Village Center (VC), Mixed Use Building Standards</p>			
	Proposed	Existing					
Zoning	Village Center (VC)	MUST Overlay	ASDD-1	ASDD-2 ¹⁰	CL	C1	C2
Intent	Preserve and enhance small commercial areas that function as walkable neighborhood centers	Decrease auto dependency and mitigate congestion and pollution. Enhance the economic stability of the Township	Protect the economic stability by promoting the attractiveness, convenience and economic viability	Provide a transition and buffer between nonresidential and residential uses	Transition zone between commercial and residential areas	General commercial zone	General commercial zone
How Intent is Achieved	Buildings along the street, parking in the rear, 3-story height limit	Transit-oriented development. Increased height allowed in proximity to train station		Limited permitted uses. Bulk standards match residential zoning	Limited uses		
Location	Gladwyne, Manoa Road, Haverford, Penn Valley, Merion Cynwyd, Wynnewood (partial), Neighborhood Nodes zoned C1/C2 in Ardmore, Belmont Hills	Ardmore (ASDD1, C1, C2 & CL Commercial Districts within 1,500 ft. of Ardmore train station)	Ardmore (Lancaster Ave between Woodside Rd and Argyle Rd)	Ardmore (E and W Athens Ave from Rittenhouse Pl to Ardmore Ave)	Ardmore (Sibley & Coulter Ave), Haverford (partial)	Gladwyne, Manoa Road, Haverford, Penn Valley, Merion Cynwyd (partial), Wynnewood (partial), Neighborhood Nodes in Ardmore, Belmont Hills	Gladwyne, Haverford, Penn Valley, Merion Cynwyd, Ardmore, Rock Hill Road, Villanova (along Matsonsford Road)
Min. Lot Area (s.f.)	1,600	NA	1,000	5,000	NA	1,000	1,000
Min. Lot Width (ft)	16	NA	NA	60	75	NA	NA
Max. Lot Coverage (%)	NA	100%	60% ⁽⁹⁾	30%	40%	60%	60% ^[8]
Max. Impervious	70%	100%	70%	40% ⁽¹⁴⁾	50%	70%	70%
Min. Front Setback (ft)	12 ⁽¹⁾	0 ⁽⁵⁾	0	30	30	10	0
Max. Front Setback (ft)	15 ⁽¹⁾	15 ⁽⁵⁾	NA	NA	NA	NA	NA
Min. Side Setback (ft)	0 or 5 ⁽²⁾	0 or 10 ⁽⁶⁾	10 ⁽¹⁰⁾	20	10 min. 25 agg.	10 ⁽¹⁰⁾	10 ⁽¹⁰⁾
Min. Rear Setback (ft)	0 or 25 ⁽³⁾	0 or 15 ⁽⁷⁾	25 ⁽¹¹⁾	25	25	25 ⁽¹¹⁾	25 ⁽¹¹⁾
Buffer	15-20 ⁽⁴⁾	10-20	20 ⁽¹²⁾	20 ⁽¹²⁾	20	20 ⁽¹²⁾	20 ⁽¹²⁾
Max. Height (ft)	3 stories / 40 ft	39-78 ⁽⁸⁾	65 ⁽¹³⁾	65 ⁽¹³⁾	35	65 ⁽¹³⁾	65 ⁽¹³⁾
Min. Primary Frontage	70%	NA	NA	NA	NA	NA	NA
Max. FAR	NA	NA	NA	NA	NA	NA	NA

NOTES:

(1) Setback shall be greater than or equal to the predominant setback, if already established.

(2) Or equal to abutting zone, whichever is greater

(3) A zero ft. setback is required adjacent to commercial. A 25 ft. setback is required adjacent to residential.

(4) If abutting LDR or MDR 15-20 ft. buffer required

(5) The front facade shall be set back from the street right-of-way no farther than that of the closest building within 150 feet, facing the same street and in the same zoning district

(6) Zero feet setback or 10 feet if not built to the property line. A maximum side yard setback shall be the width of any required buffer area.

(7) Zero feet setback when adjacent to commercial lot or 15 feet when adjacent to residential lot.

(8) The maximum height is adjusted based on the proximity of the building to the train station. The permitted height decreases farther from the station. Incentives are provided which increase the maximum building height to 91 feet.

(9) Where the first floor is used solely for business purposes the maximum building area may increase to 70%


(10) In the case of a side yard immediately contiguous to a residence district, the width of the side yard shall be equal to the side yard requirement in such residence district.

(11) The depth of the rear yard when not immediately contiguous to a residence district may be decreased to not less than 15 feet, provided the lot is less than 100 feet deep.

(12) Where a Commercial District abuts a residence district.


(13) With increased setbacks for portions of the building exceeding 35 feet.

(14) Public schools may have an impervious surface up to 45% of the area of the lot if 100% of the stormwater generated the additional impervious surface is recharged for the one-hundred-year storm event

		Town Center (TC-1), Mixed Use Building Standards		
	Proposed	Existing		
Zoning	Town Center (TC-1)	MUST Overlay	ASDD-1	C2
Intent	Large pedestrian-oriented commercial areas next to transportation corridors mixing local, regional and national and retail	Decrease auto dependency and mitigate congestion and pollution. Enhance the economic stability of the Township	Protect the economic stability by promoting the attractiveness, convenience and economic viability	General commercial zone
How Intent is Achieved	Buildings along the street, parking in the rear, 5-story height limit	Transit-oriented development. Increased height allowed in proximity to train station		
Location		Ardmore (ASDD1, C1, C2 & CL Commercial Districts within 1,500 ft. of Ardmore train station)	Ardmore (Lancaster Ave between Woodside Rd and Argyle Rd)	Gladwyne, Haverford, Penn Valley, Merion Cynwyd, Ardmore, Rock Hill Road, Villanova (along Matsonsford Road)
Min. Lot Area (s.f.)	1,600	NA	1,000	1,000
Min. Lot Width (ft)	16	NA	NA	NA
Max. Lot Coverage (%)	NA	100%	60% ^[8]	60% ^[8]
Max. Impervious	80%	100%	70%	70%
Min. Front Setback (ft)	0 ^[5]	0 ^[12]	0	0
Max. Front Setback (ft)	6 ^[5]	15 ^[9]	NA	NA
Min. Side Setback (ft)	0 or 5 ^[6]	0 or 10 ^[10]	10 ^[1]	10 ^[1]
Min. Rear Setback (ft)	0 or 25 ^[13]	0 or 15 ^[11]	25 ^[2]	25 ^[2]
Buffer	15-20 ^[7]	10-20	20 ^[3]	20 ^[3]
Max. Height (ft)	5 stories / 65 ft ^[14]	39-78 ^[12]	65 ^[4]	65 ^[4]
Min. Primary Frontage	90%	NA	NA	NA
Max. FAR	NA	NA	NA	NA

NOTES:

- [1] In the case of a side yard immediately contiguous to a residence district, the width of the side yard shall be equal to the side yard requirement in such residence district.
- [2] The depth of the rear yard when not immediately contiguous to a residence district may be decreased to not less than 15 feet, provided the lot is less than 100 feet deep.
- [3] Where a Commercial District abuts a residence district.
- [4] With increased setbacks for portions of the building exceeding 35 feet.
- [5] Setback shall be greater than or equal to the predominant setback, if already established.
- [6] Or equal to abutting zone, whichever is greater
- [7] If abutting LDR or MDR 15-20 ft. buffer required
- [8] Where the first floor is used solely for business purposes the maximum building area may increase to 70%
- [9] The front facade shall be set back from the street right-of-way no farther than that of the closest building within 150 feet, facing the same street and in the same zoning district
- [10] Zero feet setback or 10 feet if not built to the property line. A maximum side yard setback shall be the width of any required buffer area.
- [11] Zero feet setback when adjacent to commercial lot or 15 feet when adjacent to residential lot.
- [12] The maximum height is adjusted based on the proximity of the building to the train station. The permitted height decreases farther from the station. Incentives are provided which increase the maximum building height to 91 feet.
- [13] A zero ft. setback is required adjacent to commercial. A 25 ft. setback is required adjacent to residential.
- [14] A front step back of 15 feet is required after the third floor or 40 feet, whichever is greater.

		Town Center (TC-2), Mixed Use Building Standards	
	Proposed	Existing	
Zoning	Town Center (TC-2)	C1	C2
Intent	Large auto-oriented commercial areas next to transportation corridors mixing local, regional and national and retail	General commercial zone	General commercial zone
How Intent is Achieved	Varied front setbacks, less emphasis on pedestrians and residential uses		
Location	Wynnewood	Gladwyne, Manoa Road, Haverford, Penn Valley, Merion Cynwyd (partial), Wynnewood (partial), Neighborhood Nodes in Ardmore, Belmont Hills	Gladwyne, Haverford, Penn Valley, Merion Cynwyd, Ardmore, Rock Hill Road, Villanova (along Matsonsford Road)
Min. Lot Area (s.f.)	5,000	1,000	1,000
Min. Lot Width (ft)	25	NA	NA
Max. Lot Coverage (%)	NA	60%	60% ^[8]
Max. Impervious	70%	70%	70%
Min. Front Setback (ft)	5 ^[10]	10	0
Max. Front Setback (ft)	65 ^[10]	NA	NA
Min. Side Setback (ft)	0 or 5 ^[6]	10 ^[1]	10 ^[1]
Min. Rear Setback (ft)	25	25 ^[2]	25 ^[2]
Buffer	15-20 ^[7]	20 ^[3]	20 ^[3]
Max. Height (ft)	5 stories / 65 ft ^[9]	65 ^[4]	65 ^[4]
Min. Primary Frontage	40%	NA	NA
Max. FAR	NA	NA	NA

NOTES:

- [1] In the case of a side yard immediately contiguous to a residence district, the width of the side yard shall be equal to the side yard requirement in such residence district.
- [2] The depth of the rear yard when not immediately contiguous to a residence district may be decreased to not less than 15 feet, provided the lot is less than 100 feet deep.
- [3] Where a Commercial District abuts a residence district.
- [4] With increased setbacks for portions of the building exceeding 35 feet.
- [5] Setback shall be greater than or equal to the predominant setback, if already established.
- [6] Or equal to abutting zone, whichever is greater
- [7] If abutting LDR or MDR 15-20 ft. buffer required
- [8] Where the first floor is used solely for business purposes the maximum building area may increase to 70%
- [9] A front step back of 15 feet is required after the third floor or 40 feet, whichever is greater.
- [10] Zero sidewalk or 15 ft. from curb/5 ft streetwall if building is setback

Light Industrial (LI) Mixed Use Building Standards				
	Proposed	Existing		
Zoning	Light Industrial (LI)	M	C1	C2
Intent			General commercial zone	General commercial zone
Location	Bala (along the Schuylkill River), Villanova (along Matsonsford Rd)	Bala (along the Schuylkill River)	Gladwyne, Manoa Road, Haverford, Penn Valley, Merion Cynwyd (partial), Wynnewood (partial), Neighborhood Nodes in Ardmore, Belmont Hills	Gladwyne, Haverford, Penn Valley, Merion Cynwyd, Ardmore, Rock Hill Road, Villanova (along Matsonsford Road)
Min. Lot Area (s.f.)	1,600	3-acres and 2,000 s.f./unit ^[9]	1,000	1,000
Min. Lot Width (ft)	16	20	NA	NA
Max. Lot Coverage (%)	NA	50% ^[10]	60%	60% ^[8]
Max. Impervious	80%	60% ^[10]	70%	70%
Min. Front Setback (ft)	0 ^[5]	10 ^[18]	10	0
Max. Front Setback (ft)	6 ^[5]	NA	NA	NA
Min. Side Setback (ft)	0 or 5 ^[6]	10 ^[11]	10 ^[1]	10 ^[1]
Min. Rear Setback (ft)	0 or 25 ^[13]	10 ^[11]	25 ^[2]	25 ^[2]
Buffer	15-20 ^[7]	25	20 ^[3]	20 ^[3]
Max. Height (ft)	5 stories / 65 ft	70 ^[12]	65 ^[4]	65 ^[4]
Min. Primary Frontage	90%	NA	NA	NA
Max. FAR	NA	NA	NA	NA

NOTES:

[1] In the case of a side yard immediately contiguous to a residence district, the width of the side yard shall be equal to the side yard requirement in such residence district.

[2] The depth of the rear yard when not immediately contiguous to a residence district may be decreased to not less than 15 feet, provided the lot is less than 100 feet deep.

[3] Where a Commercial District abuts a residence district.

[4] With increased setbacks for portions of the building exceeding 35 feet.

[5] Setback shall be greater than or equal to the predominant setback, if already established.

[6] Or equal to abutting zone, whichever is greater

[7] If abutting LDR or MDR 15-20 ft. buffer required

[8] Where the first floor is used solely for business purposes the maximum building area may increase to 70%

[9] This may be reduced to 1,000 s.f. when a 30 ft. easement is provided along the river with public gathering space.

[10] This may be increased to 70% if a green roof and public easement along the river are provided.

[11] Buildings shall be set back a minimum of 50 feet from the Schuylkill River

[12] Height may be increased to 120 feet provided a public trail is provided along the river.

[13] A zero ft. setback is required adjacent to commercial. A 25 ft. setback is required adjacent to residential.

Rock Hill Road District (RHR) Mixed Use Building Standards				
	Proposed	Existing		
Zoning	SD3 - Rock Hill Road District	ROHO Overlay	C1	C2
Intent	Encourage redevelopment of underutilized industrial corridor creating an attractive gateway to the Township.	Encourage redevelopment of underutilized corridor creating an attractive gateway to the Township.	General commercial zone	General commercial zone
Location	Rock Hill Road	Rock Hill Road	Rock Hill Road	Rock Hill Road
Min. Lot Area (s.f.)	NA	NA	1,000	1,000
Min. Lot Width (ft)	20	20	NA	NA
Max. Lot Coverage (%)	70%	70%	60%	60% ^[8]
Max. Impervious	80% ^[21]	80% ^[21]	70%	70%
Min. Front Setback (ft)	20	20-30 ^[25]	10	0
Max. Front Setback (ft)	NA	NA	NA	NA
Min. Side Setback (ft)	15	15	10 ^[1]	10 ^[1]
Min. Rear Setback (ft)	0-25 ^[22]	0-25 ^[22]	25 ^[2]	25 ^[2]
Buffer	20	20	20 ^[3]	20 ^[3]
Max. Height (ft)	5 stories	56 ft ^[26]	65 ^[4]	65 ^[4]
Min. Primary Frontage	NA	NA	NA	NA
Max. FAR	1.2 ^[23]	1.2 ^[23]	NA	NA

NOTES:

[1] In the case of a side yard immediately contiguous to a residence district, the width of the side yard shall be equal to the side yard requirement in such residence district.

[2] The depth of the rear yard when not immediately contiguous to a residence district may be decreased to not less than 15 feet, provided the lot is less than 100 feet deep.

[3] Where a Commercial District abuts a residence district.

[4] With increased setbacks for portions of the building exceeding 35 feet.

[8] Where the first floor is used solely for business purposes the maximum building area may increase to 70%

[20] TC1 standards apply except that the setbacks shall be increased to 50 feet along the Schuylkill River.

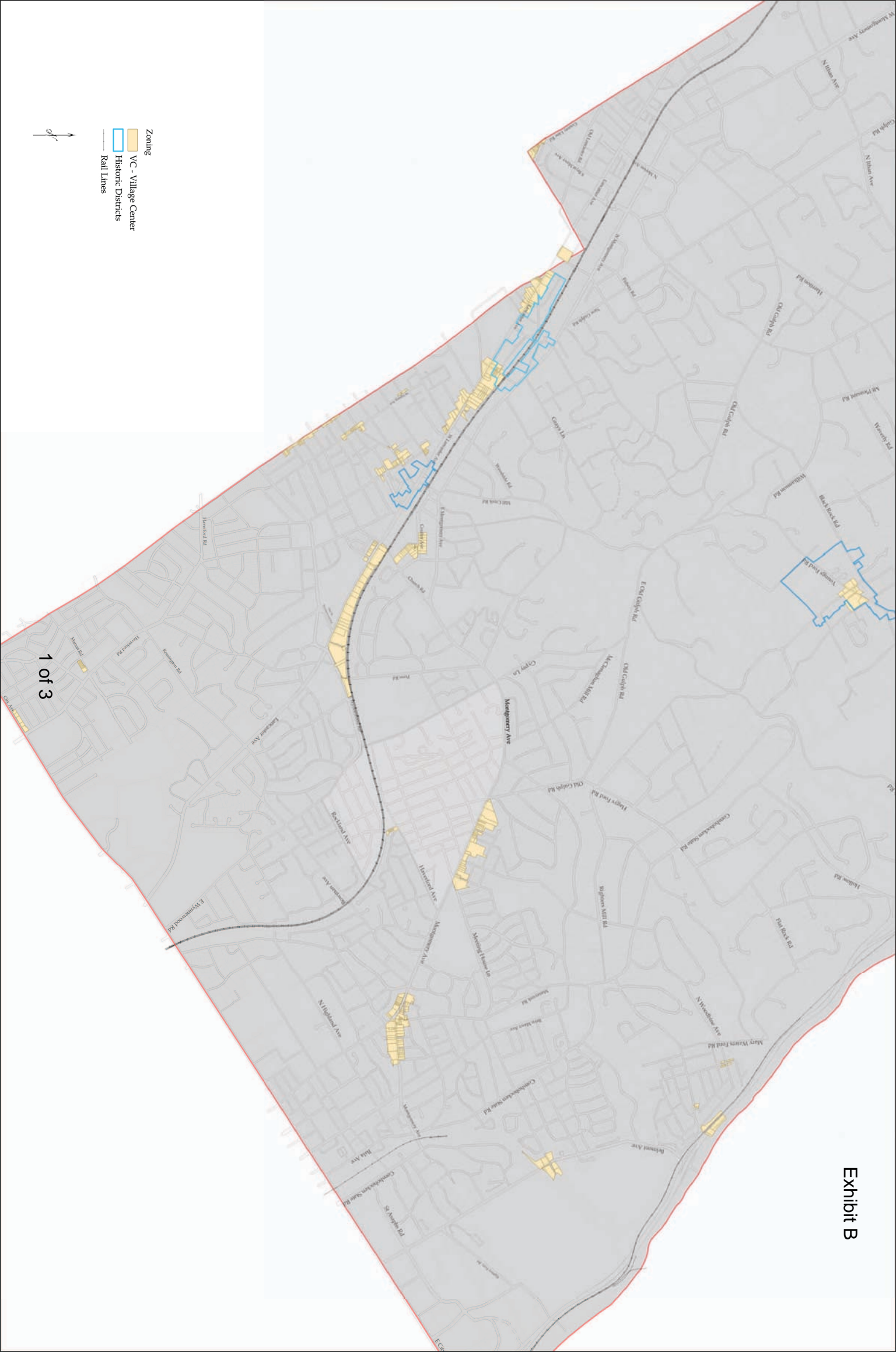
[21] Impervious surface may be increased to 90% if parking cannot be seen from the street.

[22] A zero ft. setback is required adjacent to commercial. A 25 ft. setback is required adjacent to residential.

[23] The FAR may be increased to 1.6 with incentives.

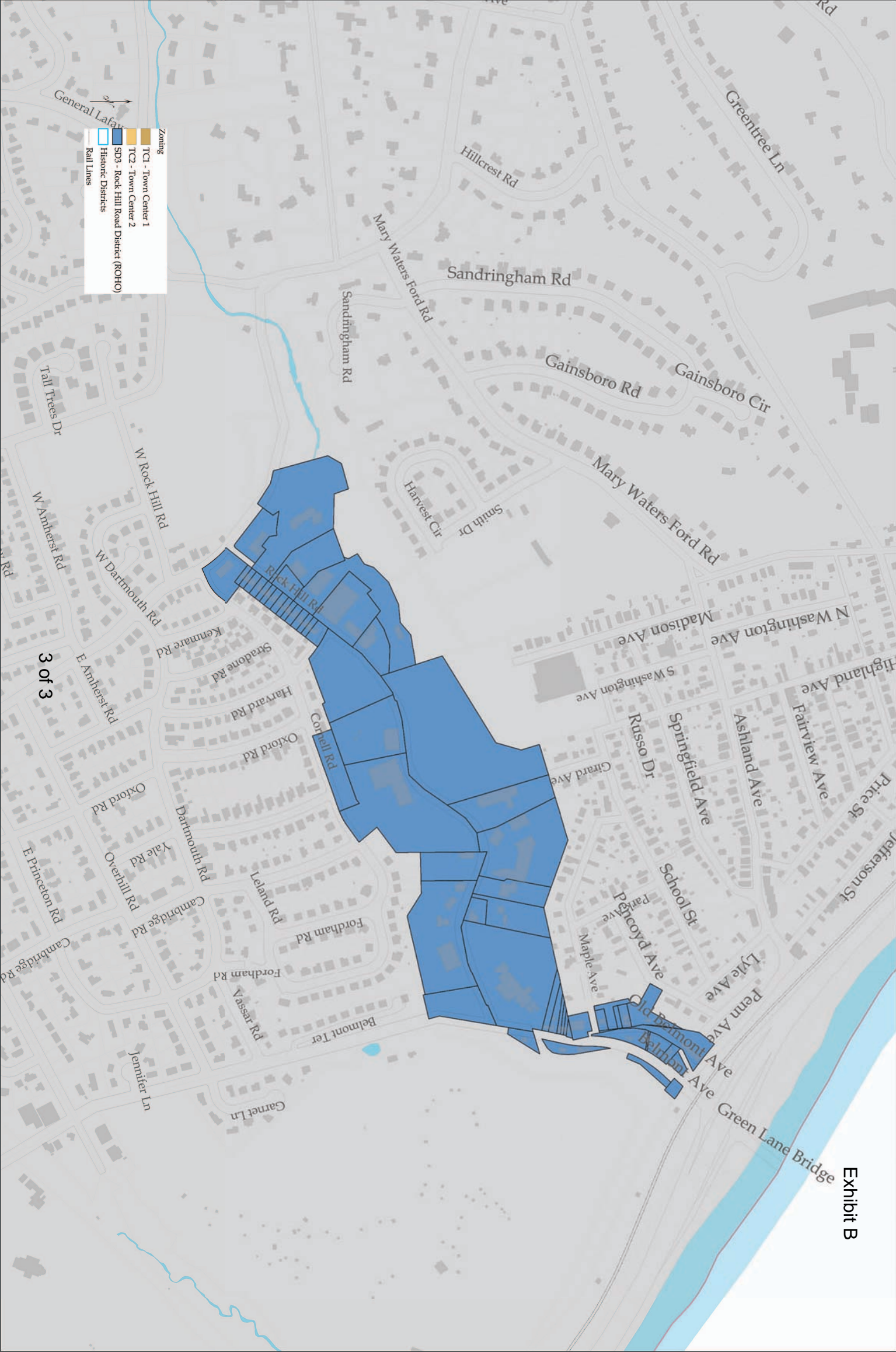
[25] The front setback varies depending on how close the right-of-way is to steep slopes

[26] The height may be increased to 70 ft with incentives.



Zoning
VC - Village Center
Historic Districts
Rail Lines







HISTORIC DISTRICTS

What are Historic Districts?

Historic Districts are areas that have been determined by the Township to be important for their architectural integrity and historic significance. Proposed additions, alterations, demolitions, and other modifications to properties within Historic Districts are reviewed by the HARB. There are currently seven local Historic Districts in the Township. Within district boundaries, there are two types of properties: Contributing Resources (evaluated for the impact on themselves and the surrounding district), and Non-Contributing Resources (only evaluated for their impact on the surrounding district).

Historic Districts include commercial areas (like downtown Ardmore) and residential neighborhoods (like English Village). HARB reviews modifications such as facade materials, signs (in commercial areas), and additions, if they are visible from the public way. They do not review any interior modifications or colors.

The Review Process

- An application for review must be submitted to the Township.
- HARB meets every month to review applications and make recommendations.
- Recommendations are made based on the Historic District Design Guidelines and the Secretary of the Interior's Standards for Rehabilitation.
- The recommendations of the HARB are forwarded to the Building & Planning Committee and Board of Commissioners for a final determination.
- If approved by the Board of Commissioners, a building permit can be issued.

HARB has the ability to recommend denial of an application that it finds to be inappropriate. Most commonly, HARB will table such an application in hopes that the members of the HARB and Township staff can work with the applicant to amend the proposal to better conform with the Design Guidelines and Secretary of the Interior's Standards.

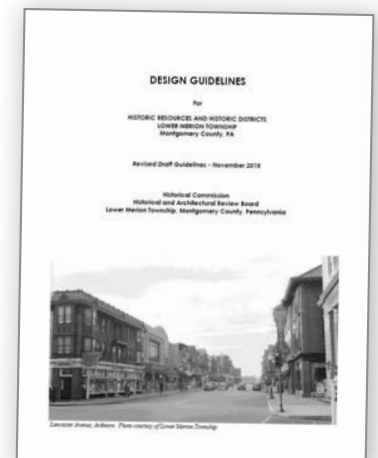


Exhibit C



- ① **Ardmore Commercial Center**
Designated in 1993
- ② **English Village**
Designated in 2010
- ③ **Gladwyne/Merion Square**
Designated in 1980
- ④ **Harriton**
Designated in 1985
- ⑤ **Haverford Station**
Designated in 2007
- ⑥ **Merion Friends Meeting/
General Wayne Inn**
Designated in 1998
- ⑦ **Mill Creek**
Designated in 1980

This map shows where Lower Merion's seven Historic Districts are located. Several hundred properties are located within these districts. Some of the Township's most important historic resources, including Harriton House and the General Wayne Inn, are protected by virtue of their being located within Historic Districts.



Pictured is a small sampling of the resources located within Historic Districts, including commercial buildings in Ardmore, the Gladwyne Library, architecturally significant homes, and notable local landmarks like Merion Friends Meeting and Harriton House.



**LOWER MERION
TOWNSHIP
BUILDING
AND PLANNING**

Questions?

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